

Richard W. Waddell
Lesley A. Halverson
13229 Puget Sound Blvd.
Edmonds, WA 98026
(425) 787-6750



Date: 10/21/05

Snohomish County Planning & Development Services
Attention: Bob Pemberton
3000 Rockefeller Avenue
Everett, WA 98201

RE: Horseman's Trail; File Number 05-123050-SD

Dear Mr. Pemberton,

We are writing you this letter to voice our strong opposition to the above referenced development, known as "Horseman's Trail".

Our major concerns with this development include but are not limited to:

1. this property borders both wetlands and Native Growth Protection Areas, and is part of a larger watershed system protecting Picnic Point Creek and its salmon habitat. In fact, according to county maps, a tributary of Picnic Point Creek runs through this proposed development.
2. the wildlife, wetlands, and creeks of the area will be in jeopardy. These are not a renewable resource. If this development is allowed to proceed the area will lose 100-year old trees, 43 different kinds of birds (including Bald Eagles) and many small animals (including deer) that make their homes in the forest.
3. the proposal by the developer to clear cut 83% of the Picnic Point forest and build 116 small homes in a densely developed subdivision. The increased risk of flooding, erosion and landslides, many of which have already been documented for this area.
4. access to and from this proposed development is via 60th Ave W off 140th St SW and 136th Pl SW off Picnic Point Rd. Both are residential streets which will be unable to cope with the additional traffic generated by 116 homes. Due to school traffic (2 elementary schools within one mile) there is already congestion on the roads and at the traffic light at Picnic Point Road and Beverly Park Road.
5. the addition of 1,100 car trips (according to the developers traffic flow analysis which we believe to be a low estimate) a day to an already bad situation is unreasonable and dangerous. This additional traffic will create a safety issue for children who attend both of the above referenced schools since 140th St SW and Picnic Point Road do not have

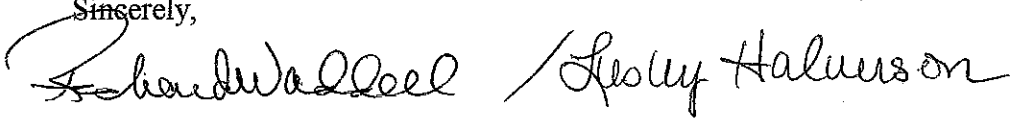
Exhibit Number: I 392
PFN: 05-123050 SD

sidewalks spanning the entire length of the street. There are no traffic lights or signaled crosswalks in this area either.

6. the overcrowding of the two schools already deemed to be at capacity by the Mukilteo School District which includes classroom sizes, the overcrowded cafeteria, library, gym, and parking lot. Children should not be forced into even more crowded conditions because developers are allowed to build whatever and wherever they choose.

These reasons and many more we urge you to deny approval of this proposed development. Thank you for the opportunity to comment. We hope you give our comments, as well as others, you have received serious consideration. We request to become a party of record for this project.

Sincerely,

Handwritten signatures of Richard Waddell and Lesley Halverson. The signature of Richard Waddell is on the left, and the signature of Lesley Halverson is on the right, separated by a diagonal line.

Richard Waddell and Lesley Halverson

CC: Gary Nelson – Snohomish County Council – District 3

Pemberton, Bob

From: Rick Waddell [Rick_Waddell@hotmail.com]
Sent: Saturday, June 17, 2006 1:05 PM
To: Pemberton, Bob
Subject: Horseman's Trail

Snohomish County Planning and Development
ATTN: Bob Pemberton/File #05-123050-SD
3000 Rockefeller Ave.
Everett, WA 98021

Dear Sir,

I am writing this mail to express my views on the proposed development in the Picnic Point area identified as Horseman's Trail (file # 05-123050-SD). The developer's plans call for a very dense development on a ridge that is above a native growth protection area on Picnic Point Road. This is an area that has been prone to land slides and clear cutting the tress on the development area to get the density the developer is requesting I believe poses significant risk for additional slides. It is for this reason I request that the Snohomish County Planning and Development Council require that the developer complete an exhaustive and mandatory Environmental Impact Study. This developer in the past has demonstrated little regard for the environment and in not a resident of the area or for that matter this country.

According to the developers documentation, additional round trip traffic generated by this dense develop would be in excess of 1100 cars per day. This does not take into account the increase in traffic generated by another proposed development in the Windandtide area identified as Timber Ridge. There are two elementary schools servicing children ages 5 – 12. In my opinion, an additional 1100+ cars per day in this area would pose a serious increase in risk to the safety of these children since much of the area does not contain sidewalks or curbing. Therefore I am requesting that Snohomish County provide all "parties of record" to both the Horseman's Trail and Timber Ridge developments with a summary of the plans to control this traffic in order to protect the safety of the children and residents. I have requested previously but want to restate in this mail that I want to be registered as a *Party of Record*.

It is imperative that the Snohomish County Planning and Development Council take into consideration all aspects of these developments and not just the financial gain the county may receive. Protection of our native resources and the safety of area residents should have just as much weight in the decision making process as any other factor that is being

6/19/2006

considered.

Richard W. Waddell
13229 Puget Sound Blvd.
Edmonds, WA 98026

6/19/2006

**Pemberton, Bob**

From: Rick Waddell [Rick_Waddell@hotmail.com]
Sent: Wednesday, January 10, 2007 4:04 PM
To: County Executive; Pemberton, Bob
Cc: 'Lesley Halverson'
Subject: Horseman Trail SEPA Decision

Date: January 10, 2007

Snohomish County Planning & Development Services
Attention: Bob Pemberton and Aaron Reardon
3000 Rockefeller Avenue
Everett, WA 98201
RE: Horseman's Trail; File Number 05-123050-SD

Dear Mr. Pemberton and Mr. Reardon,

We are writing you this e-mail to voice our concerns to the above referenced housing development. The developer is proposing to clear cut 83% of the Picnic Point forest in order to build a high density subdivision with 116 homes. There has been no comprehensive environmental impact study done or commissioned to fully understand what impact this development will have on the surrounding area and the existing homes. This development is being planned for an area that has had a history of road erosion and washouts as well as unstable ground and landslides.

The only access to and from this proposed development is via 60th Ave W off 140th St SW, and 136th Pl SW off Picnic Point Rd. Both are residential streets which will be unable to cope with the additional traffic generated by 116 homes. Due to school traffic (2 elementary schools within one mile) there is already congestion on the roads and at the traffic light at Picnic Point Road and Beverly Park Road. Adding 1,100 car trips a day to an already bad situation is unreasonable and dangerous. This additional traffic will create a safety issue for children who attend both schools since 140th St SW and Picnic Point Road do not have sidewalks spanning the entire length of the street. No accommodation for this increased auto and foot traffic has been addressed to date to the satisfaction of the existing homeowners in the area.

1/10/2007

Our forests, wetlands, and creeks are not a renewable resource. A section of this proposed development is now designated as native growth and should remain protected. Please do not allow this native growth land to be lost forever and converted into residential homes. If this development is allowed to proceed we will lose significant trees, and at least 40 different kinds of birds and many small animals that make their homes in the forest. This property borders wetlands, and is part of a larger watershed system protecting Picnic Point Creek and its salmon habitat. How is Snohomish County preparing for the possibility of a disaster caused by flooding, erosion and landslides due to the clear cutting of the Picnic Point forest? Developers should not be allowed to build whatever and wherever they choose, regardless of the consequences. **For these reasons and many more we urge you to deny approval of this proposed development, at least until a comprehensive environmental impact study can be completed.** We again request to be a party of record for this project.

Thank you for the opportunity to comment on this development for the second time.
Sincerely,

Richard W. Waddell
Lesley A. Halverson
13229 Puget Sound Blvd.
Edmonds, WA 98026

Pemberton, Bob

From: Rick Waddell [rick_waddell@hotmail.com]
Sent: Saturday, May 12, 2007 3:19 PM
To: Pemberton, Bob
Cc: 'Halverson, Lesley'; rick_waddell@hotmail.com
Subject: Horseman's Trial EIS

Dear Mr. Pemberton,

We have received a Notice of Determination and Request for comments on Scope of Environmental Impact Statement for Horseman's Trail from Snohomish County, Planning and Development Services. After visiting the website www.snoco.org and reading the information available on the description of proposal and the county's threshold determination, we believe it to be too limited in scope and only addresses one issue: grading. As parties of record and area residents we are requesting that the scope of the Environmental Impact Statement for Horseman's Trail be expanded to include but not necessarily limited to the following:

- Effect on Picnic Point Creek downstream from the development site
- Impact on the sanitary system (currently under a building moratorium)
- Natural habitats for existing wildlife in the area.

Picnic Point Creek flows directly into Puget Sound and is a salmon-bearing stream. It needs to be protected from surface runoff, sedimentation, and other development hazards. Horseman's Trail is surrounded by Native Growth Protection Areas and a designated wetland. How will these be affected by the clear cutting of 21.4 acres? This is an area that is very prone to landslides as has been shown in the past and has cost the county a tremendous amount of money to mitigate.

Additionally, we believe there are other factors that need to be considered prior to the County Planning and Development Services giving site development approval. The road capacity of 60th Ave W and Picnic Point Road needs to be further studied. There are few sidewalks on Picnic Point Road and there are two elementary schools located on the road to Horseman's Trail. How will an additional 1000+ car trips on local roads affect traffic and safety during rush hour and drop-off and pick-up times at the two elementary schools? How will the current congestion at the intersection of Picnic Point Road and

5/14/2007

Beverly Park Road be addressed?

Thank you for considering our comments.

Sincerely,

Richard Waddell and Lesley Halverson
13229 Puget Sound Blvd.



Richard Waddell and Lesley Halverson
13229 Puget Sound Blvd.
Edmonds, WA 98026
425.787.6750

August 12, 2014

Mr. Paul MacCready
Project Manager
Snohomish County PDS
3000 Rockefeller, Admin Bldg. East
2nd Floor
Everett, WA 98201

RE: Frognal Estates 05-123050-SD, aka Horseman's Trail

Dear Mr. Paul MacCready:

As 10 year residents of the Picnic Point area in of Snohomish County, we wanted to take this opportunity to voice our concerns regarding the above referenced project. We are vehemently opposed to the proposed plan to build 112 densely packed homes on the land currently being identified as Frognal Estates, just as we were when the project was known as Horseman's Trail and the plan was to build 120+ homes on the same amount of land. After reviewing the draft Environmental Impact Statement for Frognal Estates, 05-123050-SD, we have the following concerns:

When we built our home in 2003/2004, we were told by Snohomish County that this area was highly prone to slides and that any clearing of land or trees had to meet the strictest of county requirements for water and slope mitigation via Geo-Tech inspection, supervision and sign-off approval. Based on the slides in the area over the past ten years alone, we can only imagine that the requirements have become, or should have become, even more stringent. Therefore, we cannot possibly see how clear cutting an area the size of Frognal Estates can be done without causing severe slope instability, not to mention water erosion and runoff into Picnic Point Creek.

Both the traffic and population in this area are already overloading the current infrastructure (roads and schools). Approval of Frognal Estates will only put more of a burden on an already stressed infrastructure that currently does not have the funding needed to fix.

The area for the proposed Frognal Estates project is currently home to a multitude of wildlife, from deer to coyotes and foxes to bald eagles. Additionally, Picnic Point Creek is a spawning tributary for wild salmon. All of this wildlife would be either displaced or endangered due to the lack of habitat, food supply or pollution if this project were to be approved. As stewards for the protection of our planet, we find this outcome/scenario appalling.

Mr. Paul MacCready

August 12, 2014

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The home owners in this area have endured several multi-year projects that have disrupted our ability to get to and from our homes. From the Alderwood Water Treatment Plant and now the Picnic Point Sewer Repair and Rehab project (which by the way no homeowner on Puget Sound Blvd will get any benefit from) we have been inconvenienced for going on 5 years. Now we will have to put up with construction vehicles for another project if Frogna Estates are approved. In our estimation we do not believe you would be highly motivated to live in an area that have these drawbacks.

We are requesting that you add our names as a Party of Record to this project and strongly encourage you to listen to the feedback you are receiving that opposing the approval of this project. Thank you for your attention and consideration to this matter.

Sincerely,

Richard Waddell

Lesley Halverson

Pemberton, Bob

From: John Wagner [jjwagner5@verizon.net]

Sent: Wednesday, June 21, 2006 10:42 AM

To: Pemberton, Bob

Subject: File #05-123050-SD

Dear Mr. Pemberton,

I oppose the Horseman's Trail proposed development in Picnic Point.

I demand the county require an Environment Impact Statement and I am concerned for the safety of our children and the fact that our roads cannot accommodate 1150+ more cars per day.

I request to be a "party of record."

I demand that native growth protected land not be developed for residential use.

John Wagner

Exhibit Number: I 393

PFN: 05-123050 SD

6/21/2006

WARREN

RECEIVED

SEP 16 2005



DWAC
Cura

September 13, 2005

Snohomish County Planning & Development Services
Attn: Bob Pemberton/File #05-123050-SD
3000 Rockefeller Avenue
Everett, WA 98201

Dear Mr. Pemberton:

This letter is to inform you of our opposition to any further development in our neighborhood. We have lived in our home since 1996 and have enjoyed the natural beauty surrounding us that minimizes the urban feel and congestion that fewer and fewer neighborhoods offer. We are also concerned about the future impact that the proposed development would have on our property value. Like many others, our home is our investment and our future.

In addition, we have already had to deal with a major drainage problem because of the development behind our property and their shortsighted plans. We shudder at the thought of what yet another development will do to our drainage system. Clearly these developments are not thoroughly investigated and researched before being built. Or, perhaps, is it just ignored? We do not want to suffer through another problem created by irresponsible, unchecked development.

Our area is congested enough without the addition of dozens of more homes. We are concerned that the addition of so many more homes would drive up a crime rate without additional emergency services or police. Also, the clear cutting of 21 acres in our neighborhood would severely diminish the flora and fauna that attracted us to this area. This is our home and we want to preserve it. Developers should not profit at the expense of the happiness and safety of established residents.

Sincerely,

Doug & Cindy Warren

Warren



MacCready, Paul

From: Cindy Warren <cynster101@gmail.com>
Sent: Tuesday, August 05, 2014 12:52 PM
To: MacCready, Paul
Subject: Frogna! Estates

Dear Mr. MacCready -

I am VERY concerned about the Frogna! Estates development for many reasons.

- High risk of slides in my neighborhood
- Even more removal of native trees that help limit the odor from the water treatment facility
- HIGHER TRAFFIC VOLUME
- Overloaded schools

My daughter attends school affected by this development. They are already overloaded and this new development would further increase this burden. We are already overdeveloped in this area and further new construction should NOT be considered.

Please consider my opinion and those of us that live in this area. We need the forested area to remain.

Sincerely,

Cindy Warren

Exhibit Number: I 395
PFN: 05-123050 SD

MacCready, Paul

From: Ryan Wasserman <Ryan.Wasserman@gmail.com> <ryanwasserman20@gmail.com>
Sent: Sunday, August 03, 2014 8:27 AM
To: MacCready, Paul
Subject: Party of Record

August 2nd, 2014

Paul MacCready
Snohomish County PDS
3000 Rockefeller, Admin Bldg East, 2nd Floor
Everett, WA 98201

Dear Mr. MacCready,

After reviewing the Draft Environmental Impact Statement for Frogal Estates, 05-123050-SD, please add my name and my wife's name (Ryan and Jenna Wasserman) as a Party of Record. We are very concerned about the development of this density and magnitude, specifically the following:

- Picnic Point is historically a highly slide-prone area. The risks of building in this sector and the slides that may be triggered are monumental.
- Storm water runoff can only increase with its subsequent impacts on the creek which is salmon bearing. This would lead to further endangerment of Picnic Point County Park. Ultimately, this proposal would have SEVER consequences for the safety and health of Puget Sound, adding to the elements that degrade rather than support.
- This group of conifers currently protects a school and up slope residents from the accidental and planned odor releases of the Alderwood Waste water treatment plant.
- The proposed plan places the maintenance of green spaces, wells and residential connections on the Homeowner's Association. This is a risky, costly idea for the long term.
- Picnic Point Road, 60th Ave. W and 140th Street SW are not designed to handle the larger volume of traffic that the number of proposed residents with their vehicles would create. Picnic Point Road, sloping and curving, is an icy nightmare during the winter as are each of the intersections. The number of people at risk for injury on the roads, as well as the risk to children going to and from school, would be escalated significantly.
- Opening up 60th Ave. W. to Picnic Point Road increases the degree of traffic around that elementary school. Many sections of these roads do not have sidewalks.
- The two elementary schools - Picnic Point Elementary and Serene Lake elementary - are already at maximum load. The number of new residents proposed would be a huge burden to the school district at this time.
- This Forest provides a corridor and protection to endangered wildlife, enriching us as well.

Sincerely,

Ryan and Jenna Wasserman
6504 141st Street SW
Edmonds, WA 98026

Exhibit Number: I 396
PFN: 05-123050 SD

Countryman, Ryan

From: 8feetstanding@comcast.net
Sent: Wednesday, December 09, 2015 7:53 PM
To: Countryman, Ryan
Subject: Frognal Estates Opposition

Dear Mr. Countryman

I am adamantly opposed to the development of "Frognal Estates". Our family has lived in the picnic Point community for over twenty years. Each one of our boys has gone through the Mukilteo school district and each one attended Picnic Point Elementary school. This has always been a good area to live in raise children. I feel that the added burden of additional traffic, utilities, public services, safety concerns would undermine the integrity of our community. I am not opposed to new construction, and I actually encourage it in the right areas that can handle the extra burden that is involved. The 22 acre hillside forest on native growth land is not it. I also feel that a developer from Canada does not have the best interest of the citizens in our community in mind. They do not have to deal with the daily impact that will be left behind once construction is done and houses are at full capacity. This will also add a burden to the Mukilteo school district that is already dealing with over capacity issues in schools.

This particular area is not a good option for land development and that should be obvious from the rejection of "Horsemen's Trail" ten years ago. The infrastructure in the immediate area is not built to handle an extra 34,000 cars a month. It was not a good idea then and it is not now. Please do the right thing and oppose the development of "Frognal Estates".

Thanks for your time and consideration.

Dan Watts

6212 137th pl sw, Edmonds, Wa 98026



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Pemberton, Bob

From: Beth Webb [bethkwebb@hotmail.com]
Sent: Thursday, June 22, 2006 4:37 PM
To: Pemberton, Bob
Subject: File #05-123050-SD

Dear Mr. Pemberton,

I've just found out that A. Latif Lakhani, a Vancouver BC developer, has submitted a plan to build a dense 116 home subdivision north and northwest of Picnic Point Elementary School on 23 acres. I understand that this is land that is protected by the Native Growth Protection Act. This developer wants to take down trees and clear the land in order to build homes. So....why was the Native Growth Protection Act passed in the first place: to keep this very thing from happening! Doesn't that mean something?

If homes are allowed to be built on this land, it will impact everyone of us who live with a few miles of this development. I dread to think of the increase in traffic, especially near the two elementary schools. In addition, there will be a substantial increase in attendance at these two schools which puts a burden on the school district, the teachers, and the children. Class sizes will have to increase. The reasons not to allow this development are endless.

What about the fact that a great deal of this land has a drainage problem? I can just envision all the retainer ponds or pools (which breed misquitoses).

In addition, there needs to be a Environmental Impact Statement done as well.

I request that I be a "party of record" so I can receive all new information with regard to this development.

Thank you,

Beth K. Webb
14624 - 58th Place West
Edmonds, WA. 98026-3708
425-742-6347

Exhibit Number: I 398
PFN: 05-123050 SD

Pemberton, Bob

From: Beth Webb [bethkwebb@hotmail.com]
Sent: Thursday, January 11, 2007 9:16 AM
Subject: Horseman's Trail

Dear Sir,

I understand that, by the end of next week, Snohomish County will be making a SEPA decision regarding Horseman's Trail.

I urge you to require a full Environmental Impact Statement for this development) file #05-123050-SD). With the amount of regrading, earth moving, drainage issues near a designated wetland, steep slopes and land stability, it seems to me imperative that an impact statement be required.

In addition there is a Native Growth Protection Area all around this property and a Snohomish County designated wetland downhill from the property. There can be no doubt that, with this development, would come landslides, erosion, and flooding in the Picnic Point Valley, degradation of Picnic Point Creek, and spoilage of this salmon bearing stream.

One more consideration is the amount of homes proposed. Perhaps fewer homes would require less regrading, less drainage issues, less earth moving, etc.

As a neighbor to this property, I am concerned that not enough real investigation will be done before this developer is allowed to proceed.

Thank you for your consideration in this matter.

Sincerely,

Beth K. Webb
14624 - 58 Pl W
Edmonds, WA. 98026-3708

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[href=http://get.live.com/messenger/overview](http://get.live.com/messenger/overview)

Pemberton, Bob

From: Ed & Carol Weber [eweber@blarg.net]
Sent: Friday, June 16, 2006 10:02 PM
To: Pemberton, Bob
Subject: Protect our neighborhood

Attn: Bob Pemberton, Snohomish County Planning & Development

We are residents of the Wyngate community in Edmonds, right off Picnic Point Road. We bought a house from our friends last year and have enjoyed living in such a lovely, friendly neighborhood. Most of all, we've enjoyed the unspoiled woods in our backyard and all around.

We've noticed that careful planning and design went into the development of this old community built around a horse trail. Instead of tearing down the woods to pave the way for a cloister of tight townhouses or single-family homes with hardly room in between, the builders of Wyngate made sure each home and the land it sat on breathed.

Unfortunately, we've also noticed the increase in traffic trying to get out of our community, onto the heavily used Picnic Point Road, especially during the school season.

If Vancouver BC developer A. Latif Lakhani has his way, the traffic is bound to worsen.

Our main problem with his proposed development is two-fold: it clearly lacks enough consideration for the necessary infrastructure to support such an ambitious residential building project and for the environment.

If his development is given the green light, traffic will become so congested, nobody will want to live around here. The increase in traffic will also pose a heightened danger to the children attending and departing the schools in and around the neighborhoods of Picnic Point Road.

We seriously doubt the current infrastructure can take much more building as is.

Please consider requiring an Environmental Impact Statement from the builder before any building commences. And from that statement, consider barring him from tearing

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down 23 acres of forest north and northwest of Picnic Point Elementary School, as those acres should be protected by law.

Sincerely,

Carol & Ed Weber

5205 136th St. SW, Wyngate-Edmonds, WA 98026

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No virus found in this outgoing message.

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Version: 7.1.394 / Virus Database: 268.9.0/368 - Release Date: 6/16/2006

Pemberton, Bob

From: HWeinst736@aol.com
Sent: Thursday, June 22, 2006 10:46 AM
To: Pemberton, Bob
Subject: Picnic Point Forest

Dear Mr Pemberton:

We are writing to urge Snohomish County Council to preserve the 23 acres of forest behind Picnic Point Elementary School and to refuse a permit for A.Latif Lakhani to cut down the trees, flatten the land and build dense housing on the property. This land was set aside as open space and was protected under the Native Growth Protection Act.

Trees, hills and ravines are not just annoyances. They are are part of our ecosystem providing shade and absorption of carbon dioxide during daylight hours, drainage for rainwater, habitat for wild life and of course visual pleasure which flattened treeless land cannot provide.

It is ironic that the developer comes from British Columbia where he cannot destroy the beautiful environment. Why should we let him destroy the beauty of Shohomish County? The County Council has allowed so much destruction of beauty around the Picnic Point area, in Granite Falls and in Edmonds, as well as other areas in the County. It's as if our Council believes that it can trash our County in order to line the pockets of non citizen developers (e.g. from Australia, Japan and Canada).

Many families moved here to the Picnic Point area because the quiet, safe environment provided an ideal place to raise a family. It seems as if the Council cares nothing for safety, health, peace and happiness. It cares only for business interests. Please preserve our way of life.

Sincerely
Howard and Constance Weinstein
6504 141st St SW, Edmonds

Exhibit Number: I 400
PFN: 05-123050 SD

6/22/2006

Pemberton, Bob

From: Richard Wells [rwwssw2@verizon.net]
Sent: Wednesday, June 21, 2006 6:17 PM
To: Pemberton, Bob
Subject: Fw: Horseman's trail permit

It just came to my attention that a recognized environmentally sensitive area deemed under the Native Growth Protection act is being considered for large scale high density housing development. I live near this area. Upon receiving this notice of proposed use, I drove by...It is clearly marked around the perimeter of the property that this land is set aside under the 'Native growth Protection Act'. It seems entirely ludicrous that this would even be considered. No amount of drainage/surface water management systems would possibly be able to replace what nature can do for itself. The amount of grading and soil removal to even make the earth seismic stable for the support of homes in this area would be astronomical not to mention devastating to the natural run-off to existing spawning streams. This area has already endured large amounts of urban growth. With that issue coming to surface, I need to remind myself of an aggravating issue that I have tried to no avail deal with Snohomish county. According to the county, a developer is responsible for putting in sidewalks around their project area only. The interesting thing about our area is that an existing residential road with a) poor visibility b) twists c) walking distance to the local school d) coming off of a Highway with a 50mph speed limit e) fairly large pedestrian traffic secondary to residents which routinely walk around Lake Serene f) NO DECENT SIDEWALK...namely Shelby road...now has become the major thoroughfare for all of these homes. The funny thing is, in past conversation with the county, I was assured that this road would be considered for improvements if more growth were to happen in this area. When approx. about 50 new homes have recently been built/approved in our area...guess what.....No response to phone message from the county. I can understand the benefits of now yearly tax increases to our property values and the benefits of the large tax base increase for all of those potential new houses to the County of Snohomish. Let's not forget a few things... recognized Native Growth Protection areas should be left alone, existing neighborhoods should be protected from traffic volume changes...Please go back in your history files and remind yourselves that when the sewers were placed on these roads many years ago, the existing walkways were removed and or failed to be maintained and were replaced by a shoulder that provides NO PROTECTION to the pedestrians and the average speed on this road well exceeds the 30 mph posted -- a limit that would be safe given the volume of pedestrians. We want to be a party of record for any new information regarding this permit request.

Thank you
Sonya and Rick Wells

Exhibit Number: I 401

PFN: 05-123050 SD

6/22/2006



Eastin, Darryl

From: Richard Wells <rwsw2@verizon.net>
Sent: Saturday, May 19, 2007 1:16 AM
To: Pemberton, Bob
Subject: horsemans trails

I find this a ridiculous title-----honestly--don't consider it this unless you plan true trails. This is truly once was riding trails. Please take this into perspective. Wingate and the upper communities that comprise it once really were logging/riding trails/ and in the humor of bridge trails we need to stand firm-----developers stand at ease---this is our land-----do not even try to attempt to take it away. the county will heed warning---our county tax dollars have ever been increasing, but not to the detriment of our riding trails -----[s.wells]

Exhibit Number: I 402
PFN: 05-123050 SD

Pemberton, Bob

From: RUSSELL WELLS [rmccwells@msn.com]
Sent: Monday, February 19, 2007 10:58 AM
To: Pemberton, Bob
Subject: EIS for Horseman's Trail Development

Dear Mr. Pemberton,

We live near Picnic Point Elementary School in South Snohomish County, and are concerned about the proposed Horseman's Trail Development near that school.

We request that an Environmental Impact Statement be required for this development, before work begins. Thank you.

Russell M. Wells
14125 65th Place West
Edmonds, WA 98026
(425) 745-1807

Exhibit Number: I 403
PFN: 05-123050 SD

2/21/2007



Eastin, Darryl

From: RUSSELL WELLS <rmccwells@msn.com>
Sent: Tuesday, September 23, 2008 6:16 PM
To: Eastin, Darryl
Cc: Edmonds-Mukilteo Action Committee
Subject: Horseman's Trail Development in South Snohomish County

Dear Mr. Eastin,

We, who live in the Picnic Point area of South Snohomish County, are very concerned about the negative impact the Horseman's Trail Development will have on our community, our environment, our roads, our schools, our traffic. Clear cutting 19 acres of urban forest will be devastating to our salmon-bearing stream, not to mention the affect of grading over a half million cubic yards of dirt on a steep grade.

What effect will 112 homes (10 per acre) and another 400+ residents have on our neighborhood in the form of increased traffic, an overtaxed sewage treatment plant, our area schools, our air quality, our quality of life. Please, please review the content of previous letters and emails from concerned citizens about the Horseman's Trail development in this area. Thanks for your attention.

Russell M. Wells
14125 65th Place West
Edmonds, WA 98026
rmccwells@msn.com

Pemberton, Bob

From: Scott Wiggins [sdwigs@verizon.net]
Sent: Sunday, February 25, 2007 9:14 AM
To: Pemberton, Bob
Subject: Horseman's Trail EIS

Dear Mr. Pemberton,
I am a resident of Mukilteo in Harbour Pointe and have lived in the same home since 1988. Recently I became aware of the proposed development of Horseman's Trail adjacent to Picnic Point Elementary, and although I am not opposed to this project in general, I was surprised to hear that it was going to be approved with out an Environmental Impact Statement. I feel that an EIS should be a prerequisite for any new development. I have seen too much sprawl and too many strip malls in this area that seem to have been dropped into their zone without much forethought. 112 high density style homes, shoe horned into a 19 acre area next to a school does not seem right or safe.

Scott Wiggins
12508 52nd Pl W.
Mukilteo, WA 98275

425 355 2214

Exhibit Number: I 404

PFN: 05-123050 SD

2/26/2007

Pemberton, Bob

From: Susan Wiggins [wiggins345@msn.com]
Sent: Saturday, May 19, 2007 9:45 AM
To: Pemberton, Bob
Subject: Horseman's Trail EIS

Dear Mr. Pemberton,

We understand that the Environmental Impact Statement for Horseman's Trail is very limited in scope and addresses only one issue: grading.

We request that the scope of the Environmental Impact Statement for Horseman's Trail be expanded to include the following areas for analysis: natural environment, transportation, public services and utilities!

There are few sidewalks on Picnic Point Road and there are two elementary schools located on the road to Horseman's Trail. The existing road is currently crumbling on 140th Street SW just west of the intersection of Picnic Point Road and the sidewalk/bike lane is full of chuck holes. There is absolutely no shoulder heading east on Picnic Point Road which makes bike travel extremely dangerous for those of us who commute by bicycle. Additionally, how will the current congestion at the intersection of Picnic Point Road and Beverly Park Road right in front of Serene Lake Elementary during rush hour be addressed? Additionally, there is currently a sewer moratorium in the area. Picnic Point Creek flows directly into Puget Sound and is a salmon-bearing stream. It needs to be protected from surface runoff, sedimentation, and other development hazards. Horseman's Trail is surrounded by Native Growth Protection Areas and a designated wetland. How will these be affected by the clear cutting of 19 acres of trees? All of these issues need to be included in the EIS.

We wish to be a "party of record" for Horseman's Trail.

**Sincerely,
Michael and Susan Wiggins
wiggins345@msn.com
6628 138th Place SW
Edmonds, WA 98026**

**Exhibit Number: I 405
PFN: 05-123050 SD**

5/21/2007

425-743-0437

5/21/2007

Pemberton, Bob

From: mwkw@aol.com
Sent: Tuesday, February 20, 2007 10:20 PM
To: Pemberton, Bob
Subject: Horeseman's Trail

Dear Mr. Pemberton,

I writing in regard to the proposed Horseman's Trail development. I have lived on 60th Ave. (street leading to the development) for over 17 years. I have walked through the area many times and cannot imagine what will happen to our community if this development is allowed. The increased traffic conjection right next to the elementary school cannot be a positive in any way. The amount of earth that will have to be moved and bulldozing will have a terrible impact. Please require an Environmental Impact Statement.

Let's not make a decision that our community will regret. Thanks for your consideration.

Kathleen Wilborn

Check out the new AOL. Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.

Exhibit Number: I 406
PFN: 05-123050 SD

2/21/2007

Pemberton, Bob

From: Wilson, Matthew L [matthew.l.wilson@boeing.com]
Sent: Monday, June 19, 2006 11:32 AM
To: Pemberton, Bob
Subject: Horseman's Trail Subdivision

I am extremely concerned by the proposed new development of Horseman's Trail due to the sensitive nature of this area and the impact on local wetlands and a salmon bearing stream. I fully expect that Snohomish county will complete an Environmental Impact Statement before a project of this magnitude can be accepted. I am also very disappointed that land that was originally designated as Native Growth can be re-zoned to allow development.

At a minimum, Snohomish County must require the Environmental Impact Statement to address the following:

- 1) Run-off from the new roads, parking areas and roof drainages. This drainage cannot be allowed to flow into Picnic Point Creek which is already suffering from "gully washers" from the newer, existing houses that drain their runoff directly into the creek.
- 2) Address the impact to the recovery of salmon populations in Picnic Point Creek, including increased amounts of herbicides, pesticides and detergents.
- 3) Increased traffic by a school and an area that is popular with walkers, bikers and joggers. Many locations in this area already put traffic and pedestrians in dangerously close proximity.
- 4) Address the removal of land that was originally designated as Native Growth and how it will be replaced.

I am totally against a development of this magnitude.

I also request to be a "Party of Record".

Matthew L. Wilson

12706 Possession Lane
Edmonds, WA 98026
425 743-3438

Exhibit Number: I 407
PFN: 05-123050 SD

Pemberton, Bob

From: Coleman, Heather
Sent: Wednesday, January 17, 2007 11:16 AM
To: Pemberton, Bob
Subject: FW: Opposition to Horseman's Trail Subdivision - File #05-123050-SD

Heather Coleman
Administrative Assistant
Director's Office
Snohomish County Planning and Development Services
425-388-7119
heather.coleman@co.snohomish.wa.us

-----Original Message-----

From: Bogan, Emily On Behalf Of County Executive
Sent: Wednesday, January 17, 2007 11:15 AM
To: Coleman, Heather
Cc: Elcox, Edwina
Subject: FW: Opposition to Horseman's Trail Subdivision - File #05-123050-SD

Executive Receptionist
Snohomish County Office of the Executive
3000 Rockefeller Ave. M/S 407
Everett, WA 98201
Ph. (425) 388-3460
Fx. (425) 388-3434

-----Original Message-----

From: Wilson, Matthew L [mailto:matthew.l.wilson@boeing.com]
Sent: Wednesday, January 17, 2007 8:56 AM
To: County Executive
Cc: Julie Meghji
Subject: Opposition to Horseman's Trail Subdivision - File #05-123050-SD

Dear,

Aaron Reardon, Snohomish County Executive,

I am writing this email to express my opposition to the proposed Horseman's Trail Subdivision - File #05-123050-SD.

I am extremely concerned by the proposed new development of Horseman's Trail due to the sensitive nature of this area and the impact on local wetlands, a salmon bearing stream and the increase in traffic. The removal of 83% of the trees in this area will greatly impact the local wetlands, a salmon bearing creek and increase the likelihood of problems due to increased water run off. I am also very disappointed that land that was originally designated as Native Growth can be re-zoned for development.

I urge you to deny approval of this proposed development for the following reasons:

- 1) Run-off from the new roads, parking areas and roof drainages. This runoff cannot be dealt with without impacting Picnic Point Creek from either sedimentation or "gully washers" from the newer, existing houses that drain their runoff directly into the creek.
- 2) The development will impact the recovery of salmon populations in Picnic Point Creek, including increased amounts of herbicides, pesticides and detergents.
- 3) Increased traffic by a school and an area that is popular with walkers, bikers and

joggers. Many locations in this area already put traffic and pedestrians in dangerously close proximity.

4) The development will greatly increase the likelihood of problems due to increased water runoff and the potential for slides.

I urge you to deny approval of this proposed development. I request to be a "Party of Record" for this project.

Thank you for the opportunity to comment.

Matt Wilson

12706 Possession Lane
Edmonds, WA 98026

Pemberton, Bob

From: Wilson, Matthew L [matthew.l.wilson@boeing.com]
Sent: Monday, May 21, 2007 6:59 AM
To: Pemberton, Bob
Cc: Julie Meghji
Subject: Horseman's Trail EIS comment letter

Dear Mr. Pemberton,

I understand that the Environmental Impact Statement for Horseman's Trail is very limited in scope and only addresses one issue: grading. I request that the scope of the Environmental Impact Statement for Horseman's Trail be expanded to include the following areas for

analysis: natural environment, transportation, and public services and utilities. Picnic Point Creek flows directly into Puget Sound and is a salmon-bearing stream. It needs to be protected from surface runoff, sedimentation, and other development hazards. Horseman's Trail is surrounded by Native Growth Protection Areas and wetlands. How will these be affected by the clear cutting of 19 acres of trees? The road capacity of 60th Ave W and Picnic Point Road needs to be further studied. There are few sidewalks on Picnic Point Road and there are two elementary schools located on the road to Horseman's Trail. How will an additional 1000+ car trips on local roads affect traffic and safety during rush hour and drop-off and pick-up times at the two elementary schools? How will the current congestion at the intersection of Picnic Point Road and Beverly Park Road be addressed? There are limited bike lanes and no transit facilities nearby. There is currently a sewer moratorium in the area. All of these issues need to be discussed in the EIS.

Thank you for considering my comments. I wish to be a "party of record" for Horseman's Trail. Sincerely,

Matt Wilson

12706 Possession Lane
Edmonds WA, 98026
425 743-3438

Pemberton, Bob

From: Alice Wirth [alicewirth@verizon.net]
Sent: Tuesday, January 06, 1970 3:11 PM
To: Pemberton, Bob
Subject: Horseman's Trail

I have been a homeowner in the Picnic Point development for over 20 years and am extremely concerned regarding the potential damage and risks involved if the Horseman's Trail permit is approved by Snohomish County. The lack of safety, as well as danger for our children, and the fact that our roads cannot accommodate 1150 plus more cars per day is obvious.

I demand that the County require an Environmental Impact Statement and that native growth protected land not be developed for residential use.

Alice Wirth Smith

Exhibit Number: I 408
PFN: 05-123050 SD



Eastin, Darryl

From: rjwojcik <rjwojcik@comcast.net>
Sent: Thursday, June 22, 2006 3:01 PM
To: Pemberton, Bob
Subject: Horseman's Trail, File Number 05-123050-SD

Snohomish County Planning and Development
Attn: Bob Pemberton/File #05-123050-SD
3000 Rockefeller Ave
Everett, WA 98201

Re: Horseman's Trail, File Number 05-123050-SD

I wish to become a party of record regarding the proposed Horseman's Trail subdivision, File Number 05-123050-SD.

Once again County Planning and Development is ignoring the taxpayers and voters interests. The increase of traffic in the immediate area of the development, Windandtide, and One Clubhouse Lane is just one concern. I am confounded by the lunacy that would explain why the safety concerns of existing residents are set aside to please a foreign developer. We, after all, are the people that government is supposed to represent, protect, and serve. You want to allow 23 acres that have been set aside for native growth protection by Native Growth Protection Act to be clear cut and be turned into a 116 home eyesore and ecological disaster. I understand that no Environmental Impact Statement will be required of A. Laftif Lakhani. One pressing question is, "Why not?" You just plan to let a foreign corporation destroy the area.

Raymond Wojcik
12314 Scenic Drive
Edmonds, WA 98026

Exhibit Number: I 409
PFN: 05-123050 SD

Wood



Dear Mr. Paul MacCready,
Project Manager –Frogna! Estates, Horseman's Trail
Senior Planner Snohomish County

I am writing to express my concern regarding the proposed Frogna! Estates (File number 05-123050-SD). There are several issues the county should investigate further that the DEIS provided by the developer either does not cover or does not review sufficiently.

- 1) **Mitigation of environmental concerns such as landslides and washout.** The scale of change for this acreage is unprecedented in other developments in the area. This track of land is already identified as an area of landscape risk. But additionally Snohomish County has identified the whole Picnic Point Area as a "particular problem area" on page 15-14, in section 15 of its Natural Hazards Mitigation Plan (Volume 1 – Planning Area –Wide Elements, PART 3 Risk Assessment). The trees located in this area are holding the area together. Without those roots, nothing remains to keep the slopes in place. As we are aware of the tragedy of Oso, I know the county is reassessing how it handles, slope, water control and landslide risk evaluation. I would like to see this DEIS take into account any new codes being considered and the high risk area in which we live.

Landslide and washout on Picnic Point Road in 1997 caused Unstable Road conditions was also a concern in 2008 for Clearview drive and Maplewood lane just across the Picnic Point Creek from the proposed development. Putting more roads in similar unstable areas should be a concern for the county and the cost of maintenance and emergency repair should be evaluated. Damage to infrastructure is not our only concern, as a landslide in this area with a development could lead to a tragic loss of human life.

- 2) **The maintenance costs of the retaining walls and water management systems.** Throughout the proposal the developer states that the Homeowners Association would be responsible for paying for the management and maintenance of water drainage systems as well as the maintenance of the grounds and open spaces of this property, which would include all berms, walls and retention structures. However, it does not at all offer any indication of what these costs could be for regular maintenance or damage/replacement costs. It seems the county has yet inquired into these costs. It would be prudent to know what the potential costs would be over a 5-10-20+ year period. If these costs would be manageable by an HOA, and particularly the demographic of this HOA. It would be prudent of the county to determine the costs and the amount of finances needed, ongoing and for emergency funds. Would the HOA be able to afford this? Who will pay for it if the HOA is unable or unwilling to? Is the county willing to take over cost of this area if an HOA never forms or disbands? The cost of upkeep itself should be a major consideration for the county
- 3) **The impact to the roads and intersections.** Particularly the use of 60th Ave and the intersection of 60th & 140th adjacent to Picnic Point Elementary school. The DEIS implies there is no change required and that they have a document of concurrency from the department of planning. I would like to request that the Department of Planning in conjunction with the Department of Transportation take a closer look at 60th avenue.

Exhibit Number: I 410

PFN: 05-123050 SD



60th is currently is not very wide, nor does it have any street markings (center line, fog line, etc.) and with the potential additional 1120 ADT from the Frogan Estates added to the current traffic I do not believe this road would be up to code. Nor is there even mention of a stop sign added to the intersection of 60th & 137th. 60th also runs along the South side of the Picnic Point Elementary. This is a very pedestrian heavy area. Small children & parents are constantly walking up and down the street from the surrounding areas for school, sports and other school functions. There is currently only sidewalk on one side of this narrow street. Parking is allowed on the south side of the street, if there is a car parked on the street it limits traffic to one lane. This can be very dangerous for pedestrians as there is limited space and visibility. The intersection of 60th & 140th is also the crossroads where children and buses leave school. Children walk to and from school from the Windgate development, Picnic Point development and hundreds of other surrounding houses. It would be absolutely putting our children at risk if we add an additional 1120 vehicles to the road throughout the day without considering the impact to the arterial roads.

I would like the Departments of Planning and Transportation to also consider the high traffic on 140th, especially during the school year and the hours when school starts and when students are released throughout the day. There are significant backups as general commuters, parents and buses all try to share the roadway that does not have parking lanes, school or bus pick up lanes or turning lanes.

The intersection at Picnic Point Rd and 140th is also a concern. With heavier traffic, especially with the cumulative effect of the other new developments from the past few years in the area this intersection could need a stoplight.

- 4) **Additionally the loss of the trees, wildlife and impact to the Picnic Point creek.** As stated above the scale of change is huge. The natural beauty that the woods bring to our neighborhoods would be lost. There is Douglas squirrel & Pileated Woodpecker, just to name a couple of protected species in the trees. Below the property in the Picnic Point Creek are found Chinook Salmon Fry which is a threatened species. The loss of life and habitat surely is worth consideration of a smaller footprint to this development.

These are some of the big issues that the DEIS either does not address, or does not sufficiently address. These are major concerns that have far reaching impacts beyond the initial construction of this development. Many issues addressed will be an immediate concern, but the cumulative effect will last for years. I ask the county to seriously consider these questions and decide if this development is in the best interest of these beautiful woods. It is my hope, with the concern raised above and the unsatisfactory ways the builder has answered the problems with this area, that the county will see this area as unfit for development and will do what is necessary to protect the people of Snohomish County and the environment.

Sincerely,

Jonathon Wood
9/29/14

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Snohomish County Planning & Development Services
Attention: Bob Pemberton/File #05-123050-SD
3000 Rockefeller Avenue
Everett, WA. 98201

Dear Mr. Pemberton:

I object to the Horseman's Trail project for the following reasons:

1. The adverse affect on Picnic Point Creek by cutting the trees, drainage of soil and construction materials during construction and runoff of surface water after construction is complete. Snohomish Country spent a great deal of money several years ago to improve Picnic Point Creek immediately west of the Horseman's Trail project. This project will negate any improvements previously made at great expense to Picnic Point Creek. It looks like the right hand of Snohomish County doesn't know what the left hand is doing.
2. Displacement of wild life which now live the wooded 21 acres.
3. Stress on the infrastructure caused by increased traffic and overloading of the Picnic Point Elementary School.

Please take the above objections into consideration when considering application # 05-123050-SD.

Thank you

Exhibit Number: I 411

PFN: 05-123050 SD

Very Truly yours,

Grant Woodfield

GRANT M. WOODFIELD

13721 68th Avenue West • Edmonds, Washington 98026 • (206) 742-0951

RECEIVED

SEP 09 2005

to
Dwyer

Snohomish County Planning & Development Service
Attention: Bob Pemberton/File #05-123050-SD
3000 Rockefeller Avenue
Everett, WA. 98201

Dear Mr. Pemberton:

I object to the Horseman's Trail project. The enclosed does a good job of explaining my objection.

Very truly yours,

Grant Woodfield

GRANT M. WOODFIELD

13721 68th Avenue West • Edmonds, Washington 98026 • (206) 742-0951

OTHER DATA PRESENTATION TOOLS

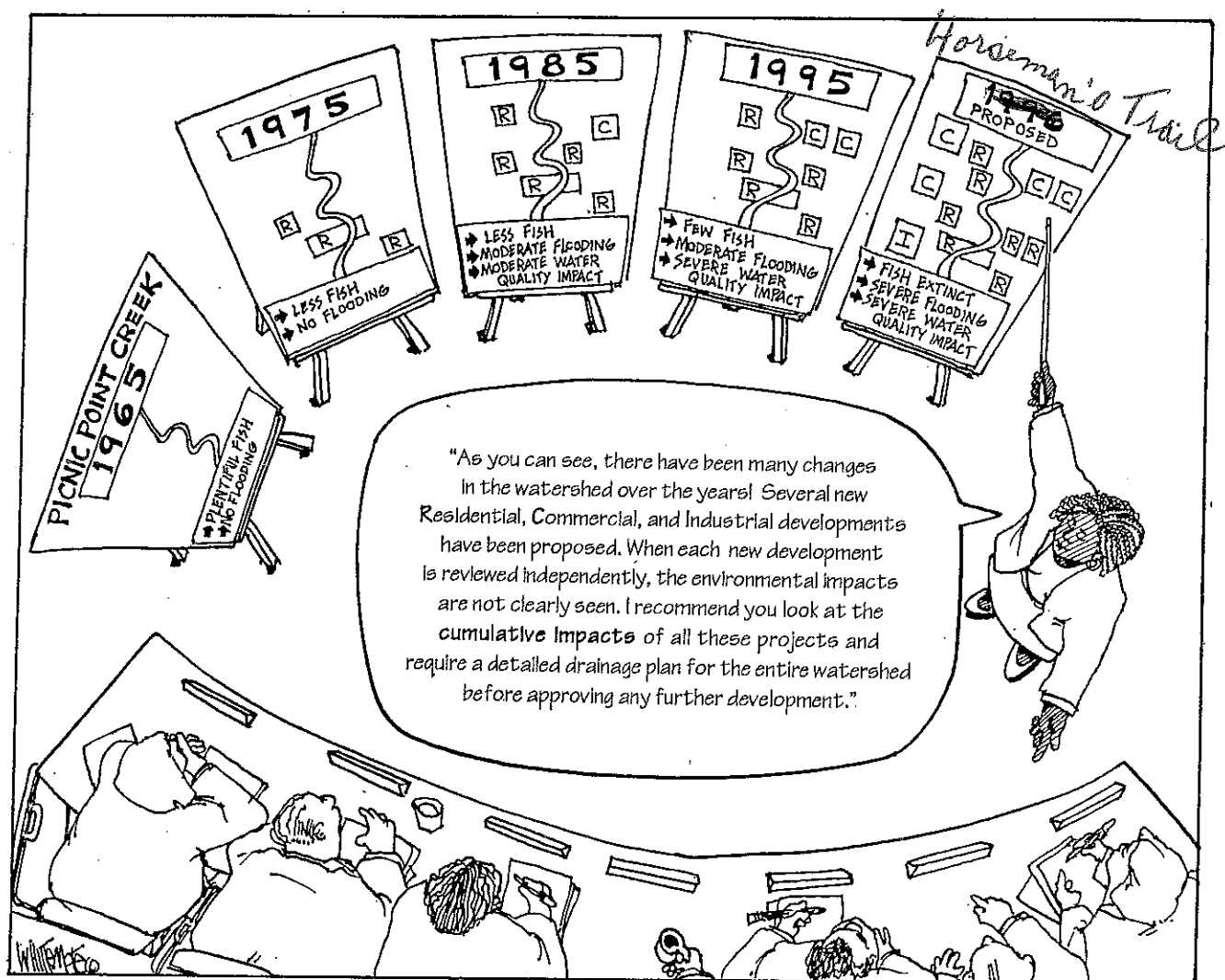
In addition to tables, graphs, charts, figures, and cartoons, there are other handy tools for data presentations. A few are discussed below.

Maps

Maps can be especially useful for presentations about the effect of human development on the natural features of your watershed. While local governments usually review the environmental impacts of new residential, commercial, and industrial developments, they often review each project independently. The cumulative effects of all developments that occur in the watershed are rarely considered.

You can help shed light on the cumulative effect of development in your watershed by producing a watershed map depicting developments that have occurred over a certain period of time. It is helpful to color code different types of development on the map and add a key that lists them and breaks them down by percentage.

You can also keep the information updated on a regular basis. Use plastic overlays on top of a base map of your watershed, with each overlay representing development that occurred within a specific time frame. As the overlays pile up, you can really see the cumulative development that has occurred, and it will become apparent that governments should not review projects independently of each other if they want to maintain the integrity of their watersheds.



Pemberton, Bob

From: GRANT AND FRAN WOODFIELD [grantwood@verizon.net]

Sent: Tuesday, June 20, 2006 9:37 AM

To: Pemberton, Bob

Subject: Objectin to Horseman's Trail development

Please add my name to the people objecting to the Horseman's Trail development along Picnic Point Creek. The County has already spent many dollars to protect Picnic Point Creek. To allow A Latif Lakhani to develop the slopes around Picnic Point Creek will destroy the efforts that have gone into protecting the Creek. It makes no sense to clear cut land that has been set aside for open spaces. In addition, the run off from the building site will adversely impact Picnic Point Creek

Grant Woodfield
13721 68th Avenue West
Edmonds, WA. 98026

6/20/2006

Pemberton, Bob

From: GRANT AND FRAN WOODFIELD [grantwood@verizon.net]
Sent: Friday, May 11, 2007 11:48 AM
To: Pemberton, Bob
Subject: File Number 05-123050-SD--Horseman's Tail

Dear Mr. Pemberton:

I received your postcard regarding comments on scope of EIS for File Number 05-123050-SD. What I did not receive was what will be included in the EIS. Therefore, I assume that the EIS will include the following:

1. Plans to protect Picnic Point Creek from runoff both during construction and after the houses are complete, for instance--what will be done to keep lawn and garden fertilizers from running into Picnic Point Creek?
2. How will the clear cutting of trees affect the surrounding environment? What will happen to the wild animals and birds that now depend on these trees for their livelihood?
3. How will the grading in a steeply sloped area affect existing residences?
4. What are plans to remove waste water from the 116 houses. What additional storm and sanitary sewers will be needed?
5. What additional roads and road improvements will be needed to handle the increase in traffic?
6. What additional school facilities will be required for the residents of these 116 houses.

As a Snohomish County taxpayer, voter and resident of Picnic Point for 21 years, I want to see the above addressed in the EIS. I also want to see that additional costs incurred by items 4, 5, and 6 be paid by the developer.

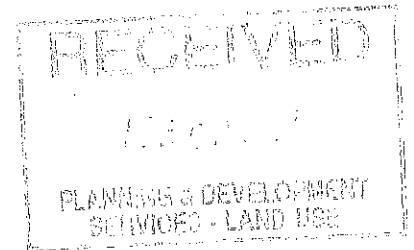
Thank you for considering my comments and please make me a "party of record" for Horseman's Trail.

Respectfully,
Grant Woodfield

5/15/2007

13721 68th Avenue West
Edmonds, WA. 98026-3231
Phone 425-742-0951
e-mail grantwood@verizon.net

Snohomish County Planning and Development Services
Attention: Bob Pemberton/File #05-123050-SD
3000 Rockefeller Avenue
Everett, WA 98201



Dear Mr. Pemberton:

We of the Woodsound Homeowners Association are concerned about the development project named Horseman's Trail, targeted at the Picnic Point Creek watershed area. We wish to be considered as a party of record and receive all notifications about this project. We request that an Environmental Impact Statement be required for this development.

This large a development is detrimental to the environmental health of our community and out of keeping with the existing homes. This developer should be required to file an Environmental Impact Study for numerous reasons. First, while not immediately adjacent to Picnic Point Creek, it is in the watershed of runoff that impacts that creek, a home to silver and chum salmon. Second, runoff from this development during the building stages and its residents in the future would add brown or polluted runoff which would encroach on the health of the Sound. Third, the steep slopes of Picnic Point Rd. are known to be slide prone in inclement weather, especially in those areas already stripped of needed vegetation. This development would endanger future and existing residents. Fourth, the trees located in this area are aged second growth timber, over 50, if not close to 100 years in age. Some of the trees may predate the initial logging. These trees now provide cooling and cleaning for air and water and help offset some of the particulate problems of the traffic and sewage treatment facility. Directly, the area provides a natural buffer to offset the odors from the sewage treatment facility across Picnic Point Road, currently a boon to school children and residents.

In another manner, the traffic congestion directly affects two elementary schools, exposing these children to increased particle pollution as well as placing them at risk in areas with few if any sidewalks or shoulders. The backups at the schools and at the lights at Beverly-Edmonds and Picnic Point-Shelby Rd. are becoming notorious. These dense projects are also known fire risks. Picnic Point Creek is a place where this November children and adult could witness mature salmon returning. Housing, especially in the quantity projected would destroy the beauty of an already protected beach and encroach on the elements that support the quality and health of the Sound and the mouth of the creek. Please require an EIS!

Sincerely,

The Woodsound Homeowners Association Board

3/26/07

Board Members

President — Teresa Carpenter 787-8033, iamluckless@aol.com

Treasurer — Don Stapleton 743-4435 donaldestapleton@msn.com

Darren Neubauer — 745-3398 dneubauer@gaslinemechanical.com

Cathy Barber — 743-1287 barbersfam@comcast.net

WSHOA, PO Box 833, Lynnwood 98046

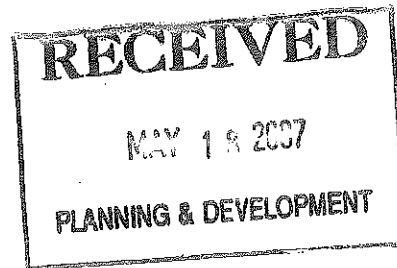
Political Action Representative — Joan Smith — 745-2576, joan.a.smith@gmail.com

Exhibit Number: I 412

PFN: 05-123050 SD

May 10, 2007

Snohomish County Planning and Development Services
Attention: Bob Pemberton/File #05-123050-SD
3000 Rockefeller Avenue
Everett, WA 98201



Dear Mr. Pemberton:

We of the Woodsound Homeowners Association continue our concern over the Horsman's Trail multi-residential, high density project on the slopes of Picnic Point watershed. The limited scope of the current EIS that has been required failed to address several of the issues and questions that we had mentioned in our earlier comment letter as of March 2007.

We think that the following questions need to be addressed by an EIS statement:

- ✓ How will the grading of this project impact the slope stability of that area? If roads are put in place, who and how will they be maintained during and after the developmental process?
- ✓ How will the runoff from this deforested area be treated to avoid sedimentation and degradation of the Sound?
- ✓ How will the runoff from this deforested area be treated to allow cooling and cleaning of the waters from runoff before it enters the Sound?
- ✓ How will Picnic Point Creek be protected from the sediments and runoffs produced by the grading and development of this land?
- ✓ How will salmon habitat provided by Picnic Point Creek be protected?
- ✓ How will older stands of trees be protected?
- ✓ How will traffic/ carbon emissions issues from vehicles added by 116 new homeowners be addressed?

Thank you for considering these questions. With the reality of global warming before us, we feel that the scope of the current EIS is much too narrow. We would like to see it expanded.

Sincerely,

THE WOODSOUND HOMEOWNERS ASSOCIATION BOARD

Board Members

President – Teresa Carpenter (425) 787-8033, iamluckless@aol.com

Treasurer – Don Stapleton (425) 743-4435 donaldstapleton@msn.com

Darren Neubauer – (425) 745-3398 dneubauer@gaslinemechanical.com

Cathy Barber – (425) 743-1287 barbersfam@comcast.net

Joan Smith – (425) 745-2576 joan.a.smith@gmail.com

WSHOA, PO Box 833, Lynnwood 98046

Pemberton, Bob

From: Bogan, Emily
Sent: Thursday, March 08, 2007 9:10 AM
To: Coleman, Heather
Cc: Elcox, Edwina
Subject: FW: Proposed Horseman's Trail Development

Emily Bogan
Executive Receptionist
Snohomish County Office of the Executive
3000 Rockefeller Ave. M/S 407
Everett, WA 98201
Ph. (425) 388-3460
Fx. (425) 388-3434

From: WSctt1@aol.com [mailto:WSctt1@aol.com]
Sent: Sunday, February 25, 2007 10:00 PM
To: County Executive
Cc: Pemberton, Bob; Ladiser, Craig; letters@hearldnet.com; editor@edmondsbeacon.com; editor@mukilteobeacon.com
Subject: Proposed Horseman's Trail Development

Gentlemen, It seems that uncontrolled development is running rampant in Snohomish County west of Hiway 99 and south of Paine Field with minimal consideration for traffic increases, school overloading and the environment. Three years ago, a bogus study claimed there was no wetland issue on a three acre tract at 143rd St. S.W. and 55th Ave. W. and 26 houses were built ,including streets and 6 parking stalls for visitors. Neighborhood opposition challenged the project up to the Superior Court and lost. The wetland study was done in the summer when Lake Serene was at low water level and Meadowood Creek was dry. The wetland was filled, trees clear cut and the development was built. Today, water accumulates and flows onto adjoining property on the south border as predicted. Unfortunately, there is no practical recourse- the houses are sold, the developer took the money and left a mess for the rest of us. This is repeated over and over in the name of Growth Management and more tax revenue.

Exhibit Number: I 413
PFN: 05-123050 SD

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